



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicOTT CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

December Minutes

Thursday, December 7, 2017; 6:00 p.m.

The ninth meeting of the Historic Preservation Commission was held on Thursday, December 7, 2017 in the Columbia/Ellicott room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the November minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, Lewis Taylor, Yvette Zhou and Renee Novak

OTHER BUSINESS

Ellicott City Historic District Design Guideline Kickoff

PLANS FOR APPROVAL

Consent Agenda

1. HPC-16-36c – 3820 Church Road, Ellicott City
2. HPC-17-77c – 8069 Main Street, Ellicott City
3. MA-17-40c – 3872 Old Columbia Pike, Ellicott City

Regular Agenda

4. HPC-17-78 – 3790 Old Columbia Pike, Ellicott City
5. MA-17-54 – 3711 Maryland Avenue, Ellicott City
6. HPC-17-76 – 3825 Old Columbia Pike, Ellicott City
7. HPC-17-79 – 6195 Lawyers Hill Road, Elkridge
8. HPC-17-80 – 6195 Lawyers Hill Road, Elkridge
9. HPC-17-81 – 8580 Guilford Road, HO-267
10. HPC-17-82 – 3741 Hamilton Street

OTHER BUSINESS

Discussion of Ellicott City Design Guideline Update Process

Ms. Burgess, Ms. Holmes and Ms. Novak explained their roles in the Guideline update process. Ms. Burgess said the Guidelines are 20 years old, and missing appropriate language. Ms. Novak said there are new preservation standards with new construction and compatible materials. In addition, the current Guidelines are missing flood mitigation and sustainability language. The goal is to make the updated Guideline more user friendly by incorporating photos and references.

Ms. Holmes said a website has been created to post news and announcements and the working document. Those interested can sign up to receive email updates through Constant Contact through the Howard County Government website (<https://www.howardcountymd.gov/ECdesignguidelines>). Questions and comments can be sent to: preservation@howardcountymd.gov.

Ms. Burgess said that any new information pertaining to the Guidelines will be posted on the website in advance of public meetings. The document will have track changes. She explained that this is not a rewrite of the existing Guidelines, just an update. Public input or questions will be discussed at the monthly HPC meetings. Copies of the final document will be available at the library, the Ellicott City Partnership and other local facilities. Ms. Burgess asked if there are any questions.

Mr. David Errera, a resident of Lawyers Hill, asked if the document would have track changes. Ms. Burgess said yes. Mr. Reich asked about the timeframe for the new Guideline launch. Ms. Burgess said the original estimate was one year but the process is taking longer. Hopefully, revisions can be discussed every few months during the HPC meeting. Ms. Novak said some sections will take longer than others. Ms. Kristin O'Connor, Chief of DCCP said once the Ellicott City Watershed Master Plan is more concrete, they will be presented to HPC as it may impact the Guidelines.

CONSENT AGENDA

HPC-16-36c – 3820 Church Road, Ellicott City

Final tax credit approval.

Applicant: Jodey Dance

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant was pre-approved in case HPC-16-36 to make repairs to the front wall and steps. This case for the final tax credit claim was heard by the Commission last month and \$13,950.00 in expenses were verified and a tax credit of \$3,487.50 was approved. Staff was waiting to receive the final check at the time of the November 2017 meeting.

Staff Comments: Staff has since received the final cancelled check from the Applicant, in the amount of \$6,900.00. The Applicant has now submitted documentation that \$20,850.00 was spent on eligible, pre-approved work. The Applicant seeks the additional \$1,725.00 in tax credits, for an overall total of \$5,212.50 in final tax credits.

Staff Recommendation: Staff recommends Approval of the final tax credit in the amount of \$1,725.00, for an overall total of \$5,212.50 in final tax credits for this project.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Roth moved to approve the application as submitted in the amount of \$1,725.00 final tax credits, for an overall total of \$5,212.50 in final tax credits Mr. Reich seconded. The motion was unanimously approved.

HPC-17-77c – 8069 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Len Berkowitz

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$283,000. The difference in the assessment that is eligible for the tax credit is \$282,000.00. The Applicant has submitted documentation that a total of \$40,110.00 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$28,594.80. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$40,110.00 in qualified expenses for restoration work that includes removing and replacing the electrical service panels and the construction of a new steel and concrete beam and floor system to span the river.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." In this instance, the steel and concrete floor system was pre-approved by the Commission in case 16-104 in December 2016. The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Roth moved to approve the application as submitted for the final tax credit for 20.113. Mr. Reich seconded. The motion was unanimously approved.

MA-17-40c – 3872 Old Columbia Pike, Ellicott City

Final tax credit 20.112 claim.

Applicant: J. Edward Harrison

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-635. According to SDAT the building dates to 1899. The Applicant was pre-approved in MA-17-40 to replace the asphalt shingles on the roof of the historic house. The Applicant has submitted documentation that \$15,000.00 was spent on eligible, pre-approved work. The Applicant seeks \$3,750.00 in final tax credits.

Staff Comments: The Applicant explained that they changed the color of the shingle from Pewterwood, a dark gray color, to Moire Black, a black color. As a result, the garage roof was also replaced so that all structures matched. This was not in their original scope of work, but that the cost of the garage roof was absorbed by the owners and not part of the proposal for the main house and not part of this tax credit. The work complies with that pre-approved and the cancelled checks add up to the requested amount and correspond to the proposals for work.

Staff Recommendation: Staff recommends Approval of final tax credit in the amount of \$3,750.00.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Roth moved to approve the application as submitted for the final tax credit in the amount for \$3,750.00. Mr. Reich seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-17-78 – 3790 Old Columbia Pike, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Steven Messina

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1899. This property currently has a Zoning Violation (case CE-17-102) for work done without Historic Preservation Commission approval. Department of Planning and Zoning staff conducted a site visit to the Applicant's property to meet with the Applicant on this matter. The following items have been altered without Commission approval and the Applicant seeks retroactive approval for the work:

- 1) Application of tar or similar substance to exterior surfaces of the house, including, but not limited to, the front, side and rear façade; the side and shed doors and door frames; shutters and gutters.
- 2) Change of second story roof color from painted metal to bare metal.
- 3) Change of porch color from white to a beige/off-white color, addition of a porch gate, and coverage of pickets with horizontal boards.
- 4) The use of red paint on the side steps, walkways and attached shed.
- 5) Filling of gutters with yellow spray foam.
- 6) Re-pointing of masonry with modern materials.
- 7) Construction of rear fencing and red paint color.

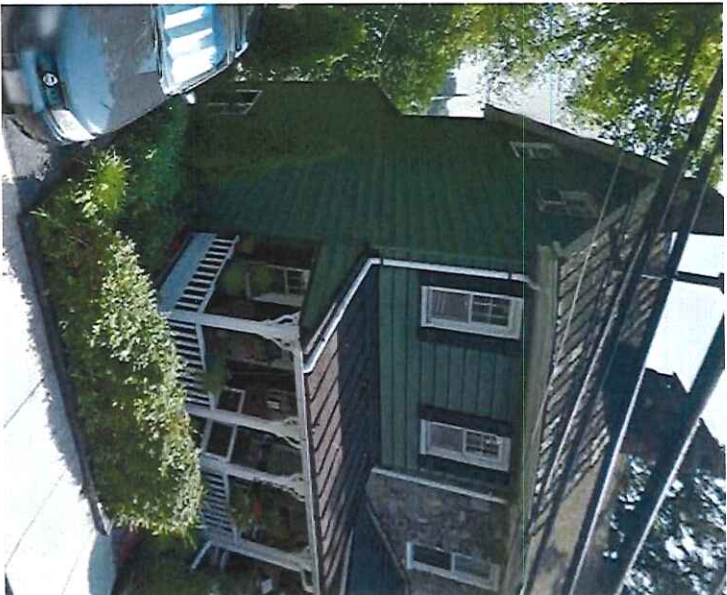


Figure 1 - 2011 Google Streetview

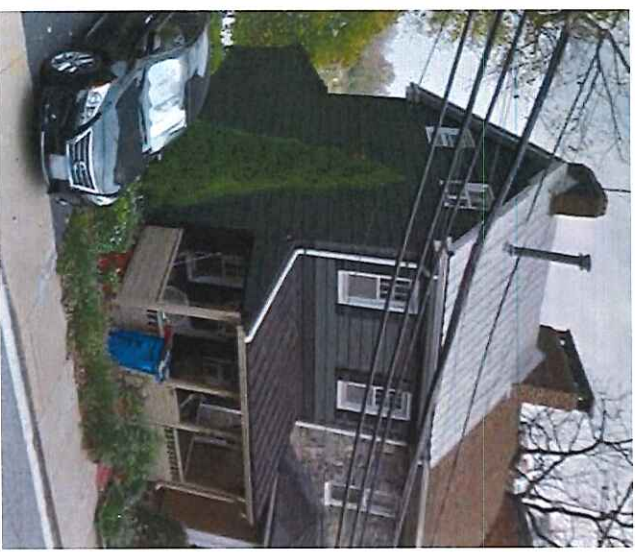


Figure 2 - 2016 Google Streetview

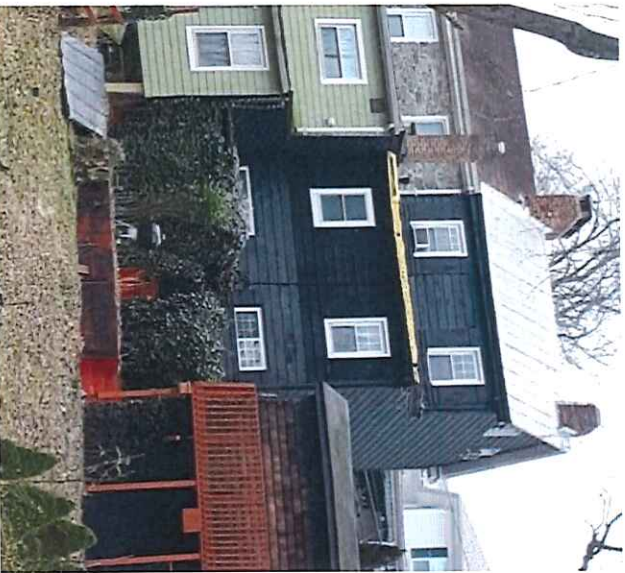


Figure 3 - Rear of house (current conditions)



Figure 4 - Storm door and siding covered in tar



Figure 5 - Front porch alterations - boards added and color changed



Figure 6 - Tar on building



Figure 7 - Brick stairs painted red



Figure 8 - Stairs painted red and masonry repointed with modern materials



Figure 9 - Color of attached shed changed

Staff Comments: The application of tar to the exterior surfaces of the house does not comply with the recommendations set forth in Chapter 6.D of the Guidelines. The tar also changed the color of the siding from green to black. Chapter 6.D recommends, “maintain, repair and protect (with paint or UV inhibitor if appropriate) wood siding, wood shingles or log construction” and “remove asbestos shingles, aluminum siding or other coverings from historic buildings and repair or restore the original wall material.” The application of the tar to the exterior surfaces does not comply with these recommendations to repair and restore the original material, but in fact has damaged the surface and most likely requires any surface covered in tar to be removed and replaced in order to bring the building back into compliance.

The second story metal roof was black in 2011, as seen from Google Streetview, but is now currently bare metal, as seen in Figures 1 and 2. This is a change in color to the roof, which needs to be approved. It is also a change in protective coating, so it needs to be verified that another coating is not needed in order to protect this roof.

Regarding the use of red paint on the side steps, walkways and attached shed, the Guidelines recommend against, “using primary colors, bright orange, bright purple and grass green. These are not historically appropriate and generally will not blend with the district’s architecture.” The red paint is a primary color and extremely bright, as seen in Figure 7. Chapter 6.N recommends, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors, for small important details such as doors or trim.” The Guidelines recommend using subdued, muted color and the red that was used does not qualify. Additionally, the red paint was applied to the brick walkway and the brick has now been damaged as a result.

The change of the porch color from white to a beige/off-white color does comply with the Guidelines as it is a calm, subdued color and is compatible with the attached neighboring structure. However, the addition of a porch gate shown in Figure 5, and coverage of pickets with horizontal boards is not an appropriate alteration to the porch and should be removed. Chapter 6.F recommends against, “adding or replacing porch features using materials not appropriate to the building’s style.”

The gutters were filled with yellow spray foam, as seen in Figure 3. Chapter 6.E recommend “use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim.” The gutters now read as yellow, which is not a color consistent with the building’s exterior walls or trim. Staff recommends the gutters be removed. New gutters should be installed and could be a brown aluminum and painted a green color (which would need to be approved) to blend with the earth tones of the previous color scheme of the house. Google Streetview shows the corner trim on the house was always painted green and the roof was black so white gutters and downspouts would stand out starkly against these features.

The granite foundation appears to have been repointed in recent years with a modern material such as a cement caulk, which does not comply with the Guidelines (see Figure 8). Chapter 6.C recommends, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible” and “use mortar mixes that are compatible with early stone and brick.” The modern material that was used is clearly not the proper mortar mix for a granite foundation. The National Park Service Preservation Brief on *Repointing Mortar Joints in Historic Masonry Buildings* states that if repointing is improperly done it can cause physical damage to the actual masonry units. This Preservation Brief explains:

“A mortar that is stronger in compressive strength than the masonry units will not “give,” thus causing stresses to be relieved through the masonry units—resulting in permanent damage to the masonry, such as cracking and spalling, that cannot be repaired easily...If the mortar does not permit moisture or moisture vapor to migrate out of the wall and evaporate, the result will be damage to the masonry units.”

The modern material should be removed and the granite wall should be properly repointed with the correct mortar mix.

Chapter 9.D of the Guidelines recommends, “install open fencing, generally not more than five feet high, of wood or dark metal. Use closed wood fences only for side and rear yards in areas where a precedent exists. Construct closed wood fences of painted vertical boards, with straight or angled rather than scalloped tops.” There is no clear precedent for closed board fences in this area, as all other fencing is black metal or split rail. However, given that this area contains a mixture of commercial and residential, it is understandable that a closed board fence would be desired by a resident at the edge of a large

public parking lot. The red color the fence has been painted is too bright; Staff recommends the fence be painted a more natural brown or darker green to blend into the natural setting of the back yard.



Figure 10 - Rear fence

Staff Recommendation: Staff recommends:

- 1) Retroactive Approval of the off-white color of the porch, contingent upon the boards being removed.
- 2) Retroactive approval of the wood fence and gate, contingent upon the fence being painted a more appropriate color, such as a muted brown or muted/dark green. The final color will need to be determined and approved.
- 3) Denial of all other work, which includes the application of black substance/tar to siding, shutters, doors and other exterior surfaces; red paint on brick walkway and rear shed wall; change of roof color/coating; modern caulking/cement in granite foundation; yellow spray foam in gutters.

Testimony: Mr. Shad swore in Steven Messina. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Messina said when he purchased the property, the red fence was already there. Mr. Messina said the brick steps on the side of the house have always been painted red along with the shed when he purchased the house. The red paint deteriorated over time and Mr. Messina repainted in kind. Mr. Messina said he painted the front porch white three times but the color did not last since the house is very close to the street with heavy car traffic.

Mr. Messina said his next door neighbor tarred the kitchen roof and the siding black. He explained that because the house is a duplex, the black tar splattered on his siding and the roof of his shed. Mr. Messina tried to remove the tar but it would not scrape off. He added he had kitchen walls that were moist. Mr. Messina said he tarred the top of the shed to make it look uniform. Mr. Messina said his siding was deteriorating so he painted the siding a dark green. Mr. Messina said he was not aware of the historic society and pre-approval requirements. Ms. Burgess asked Mr. Messina if his reference to the historic society was the Historic Preservation Commission (HPC) because Mr. Messina's house is located in a historic district. Mr. Messina said yes, if he knew about HPC, he would have followed the requirements to submit applications for approval.

Mr. Messina said the gutters were installed without flashing and caused the area behind the gutter to rot. Mr. Messina said he sprayed foam around the gutter to prevent squirrels from coming in.

Mr. Messina said he hired contractors to repair his front porch because the white paint did not hold up and he preferred a light tan color with red trim. Mr. Messina thought the contractors obtained HPC approval for the work.

Mr. Reich said the roof is not bare metal but has an aluminum asphalt coating, which is typical of old roofs. Mr. Reich asked if the asphalt coat was used on the siding. Mr. Messina said the siding was painted but unsure what type of paint the contractor used but he has some leftover paint. Ms. Burgess said during a site visit, Staff noticed the siding appeared to be tarred. Mr. Messina said there are several siding pieces with tar stained that resulted from his neighbor work. Mr. Messina said he also worked on the roof to bring it back to the original shiny state.

Mr. Taylor asked Mr. Messina if he is willing to remove the front porch boards upon retroactive approval of the off-white front porch color. Mr. Messina said he is willing but cannot do the work himself due to his disability. Mr. Taylor asked if he is willing to hire a contractor. Mr. Messina said he had a dog at the time and the boards allowed the dog to be enclosed, but he is willing to remove the boards. Ms. Tennor said the gate on the front porch was not original and should be removed as well. Ms. Burgess agreed. Mr. Messina said he preferred the gate but he is willing to remove the gate. Mr. Reich said the gate would be compatible if the design were in context with the rest of the historic porch railings. Ms. Tennor said a new gate should be made to be compatible with the railings.

Mr. Messina said Mr. Rolls, the County's Code Enforcement Officer, did not note the rear fence and gate until after several inspections later. Mr. Taylor said Mr. Rolls would not necessarily know the Historic District Guidelines. Mr. Taylor asked Mr. Messina if he is willing to repaint the fence to a more appropriate color like muted brown or dark green, if the rear fence is approved. Mr. Messina said he is unsure how well the new paint colors would cover the existing red color. Mr. Reich said brown and red are very compatible, although a few coats may be needed. Mr. Messina said painting over with green color may work better to cover the red. Mr. Reich said the brown would be easier than the green to cover the red. Mr. Messina said the rear fence is rotting. Ms. Tennor asked if Mr. Messina is willing to remove the rear fence entirely. Mr. Messina said the yard faces Parking Lot D and he experiences debris in his yard. Mr. Messina was unsure if removing the fence is a good idea. Ms. Tennor said she agreed with Staff recommendations for the option to paint the fence with an appropriate color. Ms. Holmes said rotten fence boards can be replaced with new boards. Mr. Shad asked if Mr. Messina is willing to paint the fence to a muted brown or green and the color need to be submitted to Staff for approval. Mr. Messina said the green would match the existing green color on the siding. Ms. Holmes said the entire back of the house is currently black. Mr. Messina said no, the black color is around the gutter area and the rest of the house is green. Ms. Burgess said Staff did not see green on the house during a recent site visit but Staff can work with Mr. Messina on a color that matches the green siding.

Mr. Taylor asked if the Commission is ok with the green color of the house as shown in Figure 1. Ms. Zoren said a forest green or dark green similar to the Staff recommendations would be ok. Mr. Messina asked if he can use the dark green to paint the fence the same color as the siding. Mr. Messina said the photos shown above makes the house look black but the house is currently green. Ms. Burgess showed Mr. Messina a color copy of the agenda with color photos of the existing house. Mr. Messina referred to Figure 5 as dark green. Mr. Shad asked if the Applicant had a sample of the green color on the siding. Mr. Messina said he has left over paint that can be provided to Staff for approval. Mr. Taylor said the

Decision and Order will state the green similar to the green that was originally on the house as an acceptable color. Mr. Shad said the back of the house looks all black. Mr. Messina said it is not, the back of the house is green. Mr. Taylor asked if Mr. Messina can bring the entire house color back to green to be consistent. Mr. Messina said yes. Mr. Taylor asked if Mr. Messina is ok with the green color on the house. Mr. Messina said yes, because green holds up better. Mr. Taylor said asked Mr. Messina is ok for the Commission to state the existing tarred black siding is not ok. Mr. Messina yes, he had no intentions of leaving the black tar as is.

Ms. Holmes said that in previous conversations Mr. Messina expressed concern about painting the siding green again due to the tar substance on the building. Mr. Messina said no, he had no intention of leaving the tar siding as is.

Mr. Taylor asked about the shutters. Mr. Messina said the shutters were black when he purchased the house. Ms. Burgess said the shutters are now tarred black, not painted black. Mr. Messina said the shutters were rotting and he was unsure of their age. Ms. Holmes said board and batten shutters are probably not too old. Ms. Burgess said the shutters can remain black color but the tar is of concern. Ms. Zoren agreed with Ms. Burgess and said the shutters may need to be sanded prior to being repainted to remove the tar first. Mr. Messina said the purpose of the tar was to save the wood from further damage.

Mr. Shad asked about the main door. Mr. Messina said the door was originally black. Ms. Burgess said Figure 4 shows the screen door that has been tarred and may need to be replaced entirely with an in-kind material. Mr. Messina said the screen door was tarred to prevent it from rotting and replacing the door would be difficult since it is a custom size door. Mr. Taylor asked if the Commission is ok with tar anywhere on the building. The Commission said no. Mr. Reich asked what size is the door. Mr. Messina said he did not know. Mr. Reich said lumber stores such as John S. Wilson Lumber and Reisterstown Lumber can customize door sizes. Mr. Reich said that an option is to have the screen door removed entirely. Mr. Messina said the he preferred to have the screen door.

The Commission discussed each item as outlined in the staff report:

Brick walkway and rear shed wall: Mr. Taylor asked the Commission about the red paint on the brick walkway and rear shed wall. Mr. Reich said the red paint is too bright. Ms. Holmes said if the Applicant selects a dark brown for the rear fence, it can also be used on for the brick walkway and rear shed. Ms. Tennor said the Applicant can work with Staff to select a color that is appropriate for the brick walkway and rear shed. Mr. Roth said the color of the red is not consistent with the Guidelines and should be changed to an appropriate color. Mr. Messina said he was unaware of the Guidelines at the time, but now understands. Ms. Zoren said the shed color should be the same color as the house siding.

Main roof: Mr. Reich said the roof is not bare metal but has an aluminum asphalt coating, which is typical of old roofs. Mr. Roth said the Commission is ok with the current roof.

Caulking and cement on the granite foundation: Mr. Roth said having modern cement and caulk in the stone wall is not acceptable to the Guidelines and must be replaced with proper materials. Mr. Messina said he was not informed about the Guidelines. Mr. Reich said a professional mason should be able to replace the mortar with one that is appropriate for the historic stone.

Yellow spray foam in gutter: Mr. Messina said the foam is temporary. Mr. Shad said the yellow spray foam in the gutters must be removed. Mr. Shad said if there is water damage behind the fascia boards,

they need to be replaced and painted with an appropriate color. Mr. Taylor asked if the Applicant is planning to replace the gutters. Mr. Messina said yes. Mr. Taylor said the Applicant should consult with Staff for the appropriate type of gutters for approval prior to replacement. Mr. Messina asked if he has to have gutters because they get clogged up with leaves. Ms. Holmes said gutters provide for proper water drainage away from the house. Mr. Taylor said if the Applicant decides to remove the existing gutters from the historic structure, approval is needed from the Commission.

Mr. Messina asked if there are application files before he purchased the house. Ms. Holmes said yes and showed Mr. Messina a photo from a 1986 case for rear yard work.

Mr. Taylor said the motions below reflect denial of approval of the black tar like substance on the structure, denial of approval of the existing red paint on the brick walkway and rear shed wall, denial of approval of the modern caulking and denial of approval of yellow spray foam.

Mr. Messina asked if he can remove the paint color from the brick walk way. Ms. Burgess said if the process does not further damage the bricks, removal of the paint entirely would be ok.

Mr. Messina said all the items below will take time to fix or replace and he is limited due to his disability. Mr. Taylor said those are issues that Mr. Messina should discuss with Code Enforcement.

Motion: Mr. Reich moved to approve the applications as follows:

1. Retroactive approval of the off-white color of the front porch contingent upon the removal of the horizontal boards. The gate must be removed or replaced with a gate that is architecturally compatible with the railing.
2. Retroactive approval of the wood fence and gate contingent upon the fence being painted with a more appropriate color either a dark brown or dark green. Actual color to be approved by Staff.
3. Retroactive approval of the existing roof color and coating.
4. Denial of the tar to remain on the house. Approval of recoating the black tar substances on the siding and shutters, recoating the shutters with a black paint and the siding to a dark green similar to the original green color on the siding before.
5. Approval of replacing or removal of the tarred screen door.
6. Approval of repainting the red painted brick walkway with a darker compatible color such as the dark brown fence color.
7. Approval of repainting the rear dark shed wall to dark green to match the approved house color of the siding.
8. Approval of the removal and repointing of the mortar joint in the granite foundation with a historically compatible mortar, color approved by Staff.
9. Denial of the spray foam to remain in the gutters. Approval of the removal of the spray foam in the gutters.
10. Approval of replacing the gutters with architecturally compatible details approved by Staff.

Mr. Roth seconded. The motion was unanimously approved.

MA-17-54 – 3711 Maryland Avenue, Ellicott City

Certificate of Approval for new flood marker.

Applicant: Maureen Sweeney Smith, Ellicott City Partnership

Background & Scope of Work: This site is located in the Ellicott City Historic District, near the railroad bridge and B&O Museum and Plaza. This case was posted on the Minor Alterations website, but was removed by an objection from a member of the public. The Applicant proposes to install a new flood gauge marking Ellicott City's historic floods. The original flood marker was lost in the July 30, 2016 flood. The new marker will be installed on County property in a different location, but near the original location, as CSX no longer has the catwalk on the train tracks and does not want the marker on their property. The proximity and accessibility of the flood marker to the public is important for historical education. The new marker will be painted steel in black and gold, to compliment the clock and black metal streetscape furniture in the B&O Plaza. The total height of the marker will be 23.9 feet tall. The highest flood marker will reach 21.5 feet high and the additional height is due to the design of the fan burst as the top of the marker, which is reminiscent of the original truss gauge. The marker will be installed on a new concrete pier, clad in stone, within the existing river wall that was rebuilt after the July 30th flood.

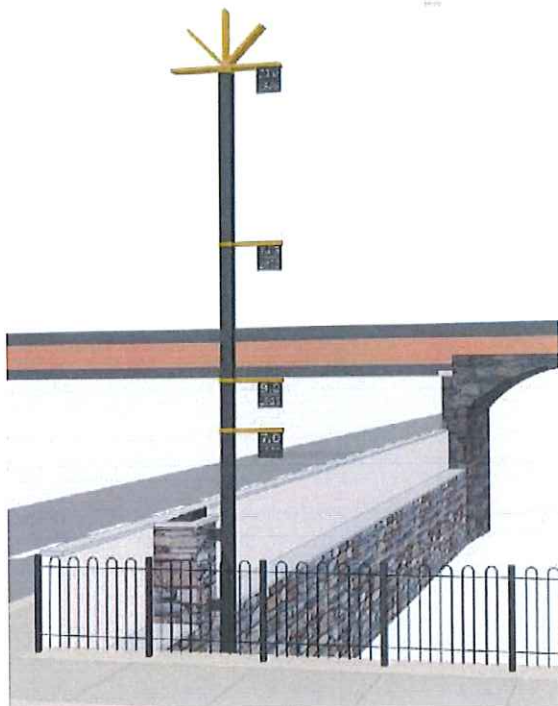


Figure 11 - Proposed flood gauge



Figure 12 - Previously existing flood gauge supported catwalk



Figure 13 - Proposed location of new gauge

Staff Comments: The application complies with Chapter 10 recommendations, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal” and “improve consistency in design throughout the historic district for items such as street lights, traffic signals, public signage, trash receptacles and other street furniture.” The flood gauge will be black and gold, to compliment the nearby clock in the B&O Plaza. The clock is not historic, nor was the previously existing clock that was washed away in the July 2016 flood, but the proposed colors for the gauge will match the clock, so there will be a consistency in design with the street furniture items in this location. The black metal pole of the marker also compliments the B&O Plaza benches, tables and trashcans, giving a cohesive design in that area.

The location of the marker will be inside the stream wall, as close to the original flood marker location as possible and will not impede public space. The location complies with Chapter 10 recommendations, “Particularly along the commercial section of Main Street, place street furniture in areas where the sidewalk is wider or where adjacent public open space (such as the plaza next to the railroad museum) provides a more spacious public environment.”

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Rob Brennan and Karen Besson from the Ellicott City Partnership. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. The Applicants said no. Ms. Zoren agreed with Staff’s recommendation. Ms. Burgess said the Ellicott City Master Plan recommends that the solid concrete wall be an open fence and Ms. Burgess has not consulted with DPW about traffic safety. However, Ms. Burgess said the marker can still be accommodated even if it is an open fence-like structure. Mr. Brennan said the piece was designed as a flood gauge and marker as a subtle reminder of Ellicott City’s regrowth after the flood. He said the starburst finial design is meant to symbolize being reborn along with complimenting the water wheels or railroad wheels historically found in this town.

Motion: Ms. Tennor moved to approved as recommended by Staff. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-76 – 3825 Old Columbia Pike, Ellicott City (continued from November)

Certificate of Approval for new construction.

Applicant: Joshua Anderson

Background & Scope of Work: This property is located in the Ellicott City Historic District, but does not contain a structure. The Applicant proposes to build a new single family house on the property. The Applicant had to submit an application to the Hearing Examiner requesting a variance for the front setback from the required 75 feet from the road to a proposed 15 feet. However, the Hearing Examiner did not make a determination on the setback, but advised the Applicant to first seek approval from the HPC for the construction of the new home. This application was heard at the November 2, 2017 Historic Preservation Commission meeting and was continued to the December meeting because the Commission wanted to see construction drawings and an alternate scheme for the rear roofline. The Applicant has revised the submission to three design scheme, Scheme A, B and C. The materials will remain the same as originally proposed and outlined below. The design for Scheme C (Figure 20) is based off of two photos Staff sent to the Applicant to show a similar situation on a house, shown in Figures 16 and 17 below.

The following materials will be used for the new structure:

- 1) Roof – GAF Timberline Grey fiberglass shingle
- 2) Window – Wood double hung 6:6 painted white
- 3) Siding – El Dorado manufactured stone in the style Country Rubble, color Polermo. Rough-faced stones vary from 2” high to 18” high. Allora Fiber cement lap siding with a wood grain in the color Linen (a light brown).
- 4) Doors – Jeld-Wen 6 panel wood exterior doors painted white and the rear patio door will be a pair of 18 light clad wood French doors painted white.
- 5) Lighting – Hampton Bay Black aluminum fixtures located outside each door.
- 6) Landscaping – Barberry, junipers and cherry trees.
- 7) Patio – Irregular Pennsylvania bluestone set in sand.
- 8) Gutters – white aluminum K-style gutters
- 9) Side porch visible from front – shows a porch on Court Avenue for comparison, but will not be an exact match. Via email the Applicant said it will have a white railing and handrails made out of wood. A wood floor will be painted gray and it will have a shed roof.
- 10) Trim and soffits - Wood painted white.

The proposed house will be 20 feet wide by 33 feet long with the side of the house facing the street. There will be a side porch, which will be visible from the front, that will be the main entry to the house. The front façade (west elevation) of the house will contain 4 double hung 6:6 windows that are lined up vertically and horizontally. El Dorado stone will be used for the foundation line, which will be visible from the front façade. There will be a slight recess on the right side of the front façade, where the side of the building is visible. These items remain the same regardless of the design scheme.



Figure 14 - Aerial view of property



Figure 15 - Proposed El Dorado stone



Figure 16 - Roofline example from Staff



Figure 17 - Roofline example from Staff

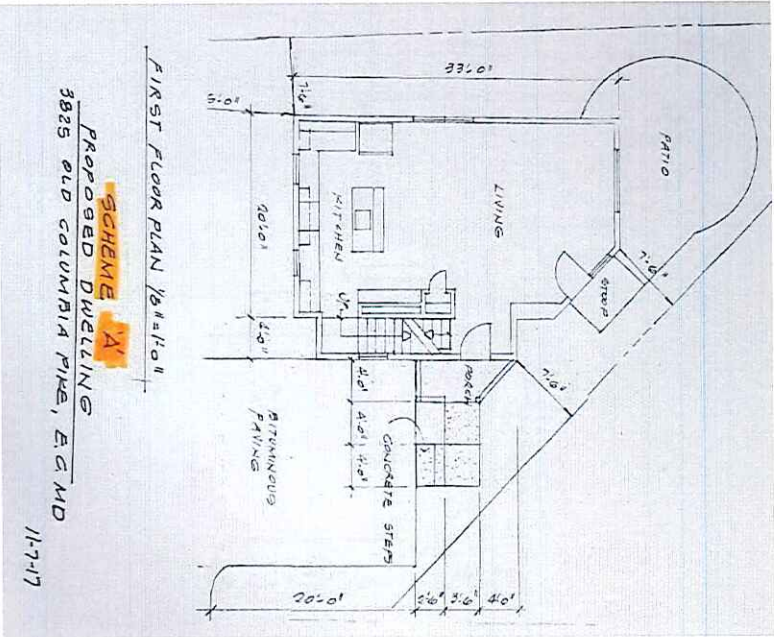


Figure 18 - Revised Scheme A with an angled porch

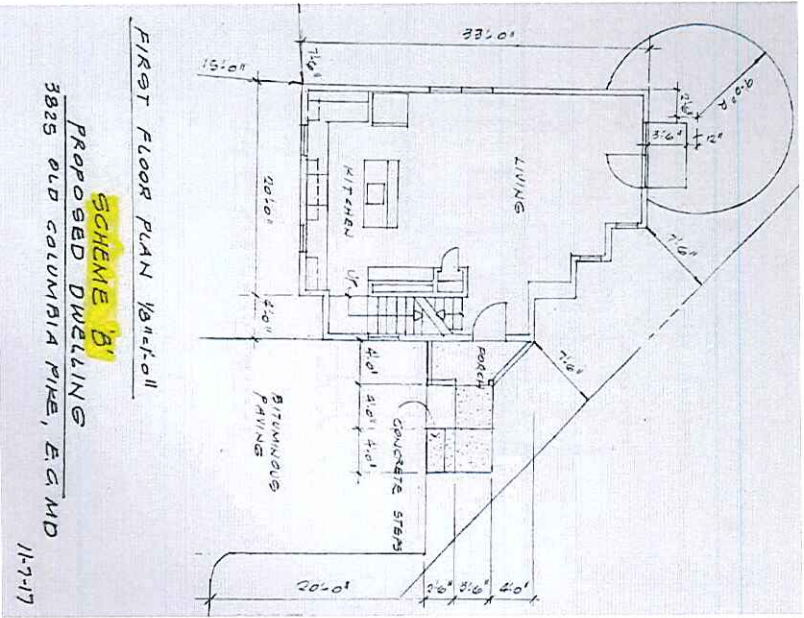


Figure 19 - Proposed Scheme B with an angled porch

Staff Comments: The three new design schemes are all slightly different from the original proposal, but all share a common feature, which is that the side porch is now angled, and the original design was not. The angled porch will be on a highly visible side of the building and does not comply with the Guidelines, “use elements such as porch shapes, window or door openings, dormer style and spacing and other characteristics that echo historic Ellicott City buildings.” Staff recommends the porch be squared off again, or removed from the design if this is not possible. Alternatively, the house could be condensed in width to more properly allow for these features. Staff finds Scheme B has over-exaggerated a suggestion to step in the building in order to fix the modern rear roofline. It is unclear why Scheme A, which otherwise resembles the original scheme, now has an angled porch.

Chapter 8 of the Guidelines explains that, “the County Code requires the Historic Preservation Commission to be lenient in its evaluation of new buildings “except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area.” Due to the siting of this house, the front and west side yard will be highly visible. The rear roofline issue that was discussed at the November meeting will be visible as a result of this siting. Chapter 8.B recommends, “use a roof shape and slope that echoes the roof forms of neighboring historic buildings.” The rear roofline in Scheme A does not comply with this Guideline. As result, Schemes B and C were developed. Staff inquired with the Applicant if he had considered requesting a variance from the Hearing Examiner for the 7.5 feet rear/side setback in order to create a more regular building shape and roofline and he said that did not think that he could prove hardship in the matter. The Applicant finds Scheme C to be more Victorian and not in-keeping with the surrounding houses, but Staff finds it is a more traditional building shape that is more appropriate to use than what was originally proposed.

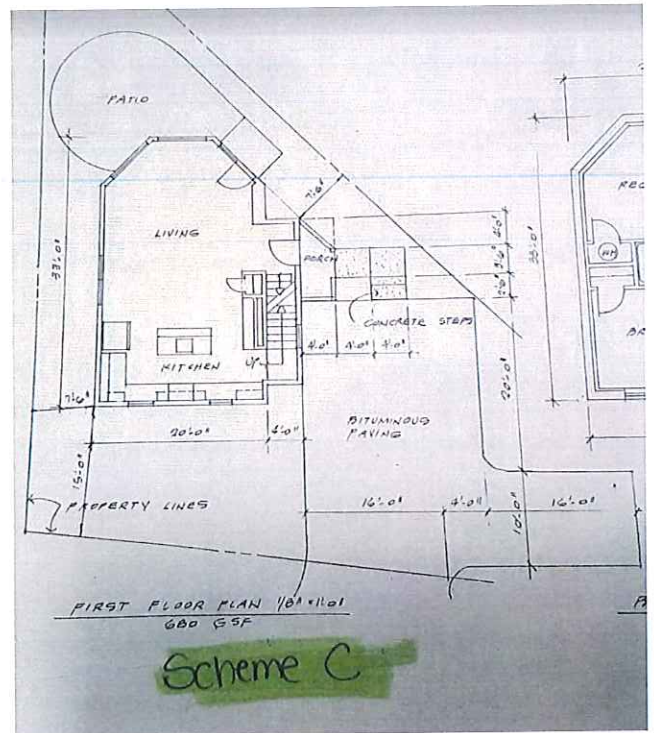


Figure 20 - Proposed Scheme C with an angled porch



Figure 21- Surrounding historic structures



Figure 22- Streetscape consisting of existing historic structure and empty lot for proposed house



Figure 23 - Lot for proposed house

The Commission had also requested more details drawings, to which the Applicant provided detailed drawings for the porch, eaves, rake and corner details and the basement windows.

The new large scale drawings for show a more detailed drawing of the driveway. The driveway entrance has been narrowed from the original proposed 20 feet in width to 16 feet in width. There will be still be a 10-foot-wide by 16-foot-deep turnaround pad. The regular driveway will be 20 feet wide by 20 feet deep. The driveway will lead to a set of concrete steps leading to the side porch. Chapter 9.D of the Guidelines recommends, "where needed, install new residential driveways that are narrow (one lane) and follow the contours of the site to minimize the need for clearing and grading. If possible, locate off-street parking spaces in side or rear yards." In this specific case, there is no possibility for off-street parking due to the curvature and narrowness of the road. The parking will be located in the side yard, but it will be highly visible. There is a driveway for the property behind this house that appears to be a shared driveway for some neighboring properties. If it is possible to create a parking area from this shared driveway, then that would eliminate the need for the 10'x16' turnaround. The proposed driveway is currently over 760 square feet of impervious paving that is proposed for a 660-square foot house footprint. The large bituminous paving is not in keeping with the Guidelines and Staff recommends a more appropriate paving solution for this potential 3-car driveway. Staff finds that the turnaround and parking for one car would be appropriate due to the site constraints and comply with the Guidelines, but that any additional bituminous paved parking does not comply with the Guidelines and recommends an alternative paving scheme be identified. A few options could include: a drivable pervious paver patio, stained stamped concrete, TRUEGRID ECO grass, or concrete stripes with grass elements.

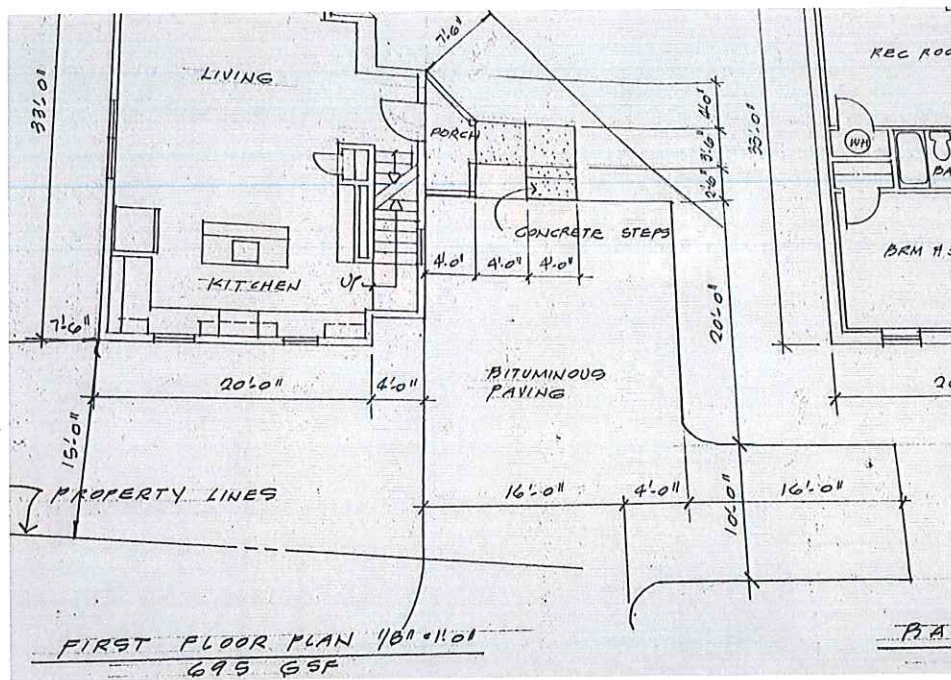


Figure 24 - Proposed driveway configuration



Figure 25 - Neighboring shared drive

Staff Recommendations: Staff recommends Approval of the following:

- 1) All materials as submitted.
- 2) Approval of Scheme C, contingent upon having the porch squared off and not angled or removed entirely.
- 3) Approval of a single parking pad with the turnaround. Staff recommends that any additional bituminous paving be removed and that an alternative paving scheme be used, which can be resubmitted for at a later date.

Testimony: Mr. Shad swore in Joshua Anderson, the owner and Craig Stewart, the architect. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Anderson said the updates made since last month's meeting is the design of Scheme C (Figure 20), that was deemed acceptable by Staff. Mr. Anderson said the porch will be squared off. Ms. Zoren said she likes Scheme C, but was unsure if the setbacks will be acceptable since the angles are deep when the corner of the dormer is squared off. Mr. Stewart said the zoning ordinance allows for a three-foot projection of a roof overhang.

Mr. Reich said he does not have issues with Scheme A or C, since the back edge may be not very visible from the Old Columbia Pike. Mr. Roth said Scheme A or Scheme C was fine. Ms. Tennor said Scheme C is an improvement over A and B. Ms. Tennor said the cut on the edge of the roof may be more visible than Mr. Reich's estimate.

Ms. Burgess said the Staff was more concerned about the roof line rather than the building's footprint. Ms. Burgess agreed that Ellicott City does contain various types of architecture where it is not a rectangular building footprint.

Ms. Zoren asked if the porch will be squared off. Mr. Anderson said yes. Mr. Reich said the porch details fit with Ellicott City porch styles. Ms. Tennor asked about the driveway and if any considerations can be made to reduce the large impervious surface. Mr. Anderson said the Staff recommendation will not be viable due to the driveway grade and would cause a safety issue in the winter. The car needs to pull out in a front facing direction. Mr. Anderson did confirm the curb cut will be reduced. In addition, current zoning Guidelines require two parking spots per residence. Mr. Anderson said the Hearing Examiner may require the two parking spots with a viable turn around allowing front facing. Ms. Tennor asked about using other paving materials for the driveway. Mr. Anderson said he looked into grasscrete pavers but the material cannot be snow plowed or salted, making it unsafe.

Motion: Mr. Reich moved to approve the application as submitted with either Scheme A or Scheme C, at the discretion of the owner, contingent upon having the porch squared off. Ms. Tennor seconded. Ms. Zoren opposed. The motion was passed four to one.

HPC-17-79 – 6195 Lawyers Hill Road, Elkridge

Certificate of Approval for exterior repairs/alterations. Tax credit pre-approval.

Applicant: David Errera

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1932. The historic house is a Dutch Colonial Revival style home with an existing right wing addition. The National Register form for the Lawyers Hill Historic District indicates that the house is a historic structure dating to the modern era. The Inventory forms says that the house was probably a Sears catalogue house and that it nearly matches a model advertised in the 1927 Sears catalogue of Honor-Built Homes. The Applicant seeks approval and tax credit pre-approval to repair the brick front steps and install new wrought iron railings. The application explains that the bottom step of the front steps has settled and broken away from the other steps. The Applicant proposes the following work to repair the step:

1. Remove the bottom step and replace it with a new brick step. An additional step may be added and/or the grade of the lead walk will be modified slightly so that the rise of each step from the walkway to the bottom step will be the same rise as the other steps in order to reduce the

trip/fall hazard. The Applicant will attempt to match the size, color and finish of the replacement bricks and mortar to the existing bricks and mortar.

2. Adjust the grade of the walkway by pulling up the existing pavers and adding soil.
3. Add wrought iron railings to each side of the steps. The exact railing has not yet been identified, but a representative railing has been included in the application packet.

Staff had questions on the scope of work and the Applicant clarified with the following information:

Earl Wright Stone Contractor will perform the step repairs. He will remove and discard the bottom step that has broken away from the other steps. He will fabricate a new step using new bricks that have approximately the same color and texture as the existing steps. No changes will be made to the other steps. The grade of the walkway leading to the steps will be adjusted so that the bottom step has the same rise as the other steps. We anticipate that the change in grade will be less than 6 inches. We have an appointment with a railing contractor on 30 November to discuss possible railing styles. We will submit additional information on a proposed railing style after this meeting.



Figure 26- Existing condition of front steps



Figure 27 – Staff example of a plain railing style

Staff Comments: Chapter 6 of the Guidelines recommends, “Maintain or restore original brick, stone or concrete block construction. Make repairs with materials that match the original as closely as possible.” The application states that the brick and mortar will be matched to the original as close as possible. Chapter 6 of the Guidelines provides recommendations on porches and states, “Materials generally not appropriate for porches on historic building in Lawyers Hill include unpainted pressure-treated wood, wrought or cast iron, poured concrete, brick and stone.” However, this is not really a porch, so much as a set of front stairs and the construction is made of brick. Staff finds that this style of home is not the characteristic/stereotypical Lawyers Hill Victorian, to which the Guidelines most likely refer. Staff finds the sample railing provided is too ornate, but that a plainer wrought iron railing would be appropriate to line the brick steps, such as one found in Figure 27.

Staff Recommendation: Staff recommends Approval of the step repair and tax credit pre-approval for the work. Staff recommends Approval of an iron railing similar in style to the one seen in Figure 27, contingent upon the final railing being submitted for approval at the December 7 meeting. Staff finds the railing is a new element and not eligible for tax credits.

Testimony: Mr. Shad swore in David Errera and Patty Robey. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Errera said he has a specific railing in mind that is less ornate after consulting with a contractor and he would like the Commission's feedback and passed out a photo of the railing. The Commission said the design was appropriate. Ms. Tennor asked if the railing will be replaced after the steps are repaired. Mr. Errera said yes, the stair repair and railings will be done by separate contractors. Mr. Bennett asked if the railing will be installed on the first step. Mr. Errera said the contractor recommended installing a footing below the step at grade where the railing will be attached so the railing will not go into the step.

Motion: Ms. Tennor moved to approve the step repair with tax credit pre-approval, and approval of the railing as submitted with a separate footing below the step. The new railing is not eligible for tax credit. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-80 – 6195 Lawyers Hill Road, Elkridge

Advisory Comments for new addition.

Applicant: David Errera

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1932. The Applicant seeks Advisory Comments/Pre-Application Advice from the Commission for the construction of a side addition to the historic house. The historic house is a Dutch Colonial Revival style home with an existing right wing addition. The National Register form for the Lawyers Hill Historic District indicates that the house is a historic structure dating to the modern era. The Inventory forms says that the house was probably a Sears catalogue house and that it nearly matches a model advertised in the 1927 Sears catalogue of Honor-Built Homes.

The proposed new addition would have the same height, width and setback as the right-side wing, but the new left side wing would be longer in order to accommodate an expanded kitchen. The proposed left wing will use the same wood siding that is found on the rest of the house (other photos appear to be wood shingle) and will be painted white to match. The roofline on the proposed left wing addition will match the right wing and will use the same style of grey asphalt roof shingles. The windows in the addition will match those on the right wing of the house. The application explains that when looking at the front of the house, the left wing will be a mirror image of the right wing. The Applicant has not yet hired an architect and would like to receive feedback from the Commission prior to hiring someone.



Figure 28 - Front facade of house



Figure 29 - Right side wing



Figure 30 - Proposed location of addition

Staff Comments: Chapter 7 of the Design Guidelines recommend, “attach additions to the side or rear of a historic building. Design and place additions to avoid damaging or obscuring key architectural features of the historic building.” The proposed addition would comply with this Guideline by being located on the side of the building and there are no key architectural features located on that side. The Guidelines also recommend, “design additions to be subordinate to the historic building in size, height, scale and detail and to allow the form of the original structure to be seen. Distinguish an addition from the original structure by using vertical trim or a setback or offset between the old section and the new” and “use details to provide a visual link between old and new by continuing a line of trim, or using similar forms in rooflines and other elements.” The application explains that the goal for the new addition is to mimic the right-wing addition, so there will be details creating a visual link between the old and new and the addition will be one story, as opposed to the historic structure being a two-story structure. It is very common to see this style of home with an addition on either side. Figure 31 is of a Sears Dutch Colonial

dating to 1924-1932 and may be similar to the plan referred to in the Inventory form. Figure 31 shows the house has a side addition on either side. An example of a Dutch Colonial house with matching wings is shown in Figure 32.



Figure 31 - Sears Dutch Colonial



Figure 32 - Another example of a Dutch colonial with two wings

The foundation on the existing house and right wing is a rusticated block, so Staff recommend matching this foundation on the new addition so that the front façade of the house visually reads as one cohesive unit.

Staff recommends the application for Certificate of Approval contain:

- 1) Detailed architectural drawings showing the elevation of each side of the addition.
- 2) A detailed description of each product to be used, specifying material and color and dimension.
- 3) Clear, color photo of the existing historic structure taken from all perspectives.

Testimony: Mr. Errera and Ms. Robey were already sworn in during the previous case. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Errera said looking from the front of the house, the width will be the same on the left and right side. Ms. Robey said the length of the house from the front to the back will be longer, but the setback width for the addition will be the same as the other addition. Mr. Errera said there is a septic system on the left side of the house and he will consult with an expert to avoid issues.

Ms. Tennor asked if the windows on the addition have different dividers and if they will all look alike. Ms. Robey said they will be casement windows that would be a mirror image of the windows on the original house. Mr. Errera asked for feedback on using casement windows on the side of the new addition. The Commission said the casement windows were on the original house and they should keep them to maintain integrity of the design. Ms. Zoren asked about the kitchen and how the windows would work with cabinetry. Ms. Robey said the front area will be a library and the kitchen will be moved further to the back, so there would not be any issues using the casement windows. Mr. Errera said the windows will not go all around in the kitchen. Ms. Robey explained that one set of windows from the existing side of the house will be coming out and they were thinking of using them on the kitchen addition on the back of the house. Mr. Roth agreed that it would be good to maintain the symmetry on the front casement windows.

Ms. Holmes asked if the Commission can advise if they needed any other kinds of colored drawings in the future application packet. Ms. Zoren said a plan showing the existing house and the proposed addition with elevation details and material specifications is needed.

Mr. Roth asked if access to the back of the house via the driveway will be blocked. Mr. Errera said no, the addition was not extending out into the driveway and the plans will be for a backdoor and not a side door.

Ms. Robey asked if the Commission can recommend architects who have experience in working in Lawyers Hill. Ms. Burgess asked the Applicant to contact their Lawyers Hill community for resources as there have been appropriate additions completed within the community. Ms. Holmes said the Ellicott City Partnership may also have resources.

Motion: There was no motion. The application was for Advisory Comments.

HPC-17-81 – 8580 Guilford Road, HO-267

Advisory Comments for subdivision and site development plan.

Applicant: H and H Rock Companies, Mark Levy

Background & Scope of Work: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-267, Wildwood. According to SDAT the structure dates to 1850. The Applicant seeks Advisory Comments for the subdivision and site development plan for this property. The property consists of 4.96 acres and the Applicant proposes to create 24 buildable lots. The application form indicates that zero structures are being retained and that four structures are being demolished, but the description of work states that the main historic structure, Wildwood and a smokehouse are expected to remain on-site. Two existing sheds that are not believed by the Applicant to be historic will be removed, as will a garage and a third shed that is falling down.

The historic house will be in the center of the development and the new townhouses will be built around the historic house. The application states the historic house will receive some restoration and will be re-used as a Community Center for the development, which is an age restricted adult housing development. The new road that will be constructed for the development will be set at an elevation that will allow for an at-grade entrance to the existing historic house. Pathways and benches will be constructed to create pedestrian friendly access to the historic house.

The application explains that a portion of the historic house may be deeded to the Howard County Historical Society for preservation purposes and that the remaining portion will be renovated to maintain the character of the building and to serve as the Community Center. The cinderblock porch on the front of the house will be removed in order to provide an at grade entrance to the house and allow for view of the stone foundation.

This plan also requires a Conditional Use to be approved in order to create the 24-lot age-restricted adult housing development.

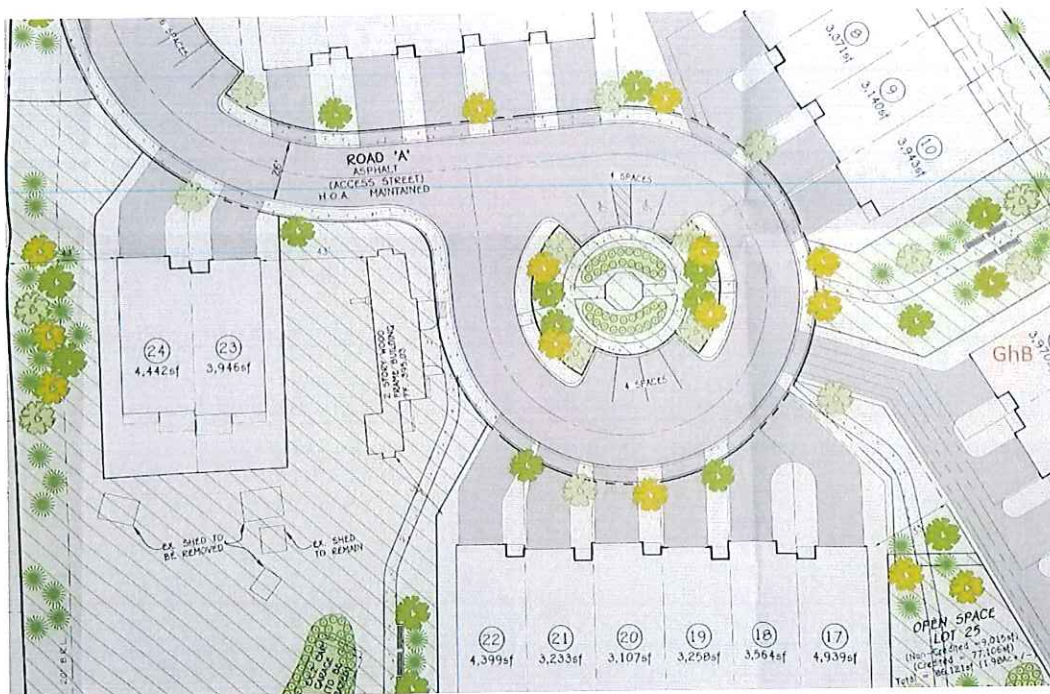


Figure 33 - Proposed site plan

Staff Comments: Section 16.118 of the Subdivision and Land Development Regulations provides Guidelines for improving project design on sites with structure listed on the Historic Sites Inventory. The proposed site plan complies with Guideline 16.118(b)(3), “access to the historic property should be via its existing driveway, wherever possible” and Guideline 16.118(b)(4), “the new subdivision road should be sited so that the lot layout does not intrude on the historic resources. The road should be oriented so that views of the historic property from the public road are of its primary façade.” The historic house currently has a circular driveway, as shown from the 2013 aerial of the property in Figure 34. While the driveway will not remain in place, the configuration of the new road is similar in design to the existing driveway. The front façade of the house will also face the new road.

The majority of the lots are set back from the historic house, except for Lots 23 and 24, which have been placed in the rear yard of the historic house, rather close to the house. Guidelines 16.118(b)(1) and (6) state, “Historic buildings, structures and landscape features which are integral to the historic setting should be located on a lot of suitable size to ensure protection of the historic structure and setting” and “achieving the maximum possible density is not sufficient justification to allow adverse impacts on historic resources.” Staff recommends Lots 23 and 24 be removed or relocated in order to create a larger open space buffer around the house, in order to comply with the Guideline recommendations.



Figure 34 - Aerial from 2013 shows circular driveway

Testimony: Mr. Shad swore in Frank Manalansan and Tom Coale. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Coale said the property is seeking a conditional use to utilize the age restricted adult housing regulations for this R-12 zoned property. The historic house will be retained, renovated, and conveyed to the Howard County Historical Society and part of the historic house will be used for the residents' amenity space. He explained that there is an adequate 40-foot buffer on the back of the historic house between Lots 23 and 24.

Ms. Burgess said there was a Staff recommendation of shifting or relocating Lots 23 and 24 to provide a more historic environmental setting to the historic house, but clarified that Staff was not recommending any lots be removed entirely to reduce the overall density. Ms. Zoren suggested Lots 23 and 24 be pushed back from the road, even if it is just 5 feet, to open the view from the road to the historic house, maintaining the prominence of the corner coming into the development. Ms. Zoren said the 40-foot buffer is adequate for the back, but more of a buffer is needed in the front of house where it only has a few feet from the road to the front door.

Ms. Zoren said Lot 1 is protruding and blocking the viewshed of the house and inquired if that could be tightened up. Ms. Zoren suggested minimizing frontloading garages and said a rear entry garage elevation is preferred to create a more walkable community, if possible. Mr. Coale responded the road in the front of the house is the actual driveway and retaining the existing driveway seemed appropriate. Ms. Zoren agreed and acknowledged the need for an appropriate turn radius but asked if the road could be narrowed 2 or 3 feet for the purpose of giving the historic structure's façade a few more feet of buffer.

Mr. Reich asked if a shopping center is located on the other side of the property. Mr. Coale said yes.

Ms. Tennor asked if the townhome elevations will be taller than the historic house. Mr. Manalansan said yes, they will be taller, but not significantly taller. Ms. Tennor acknowledged the site constraints with front loading garages, and asked if there is another color option other than white to make the garages less prominent and help them visually recede from the front. Mr. Manalansan said the Design Advisory Panel (DAP) recommended color options for the garages as well.

The Commission complimented the Applicant for saving the historic house. The Commission agreed that the historic house should remain along with the smoke house.

Mr. Shad asked if anyone in the audience wished to present testimony. Mr. Shad swore in Fred Dorsey, President of Preservation Howard County.

Mr. Dorsey said he is in support of the project. Mr. Dorsey said the DAP recommendation also indicated the need for more frontage for the historic house. He suggested the option to shrink the circle and relocate the gazebo, currently designed for the landscaped island of the cul de sac, to another location. Mr. Dorsey said this property has been on the Preservation Howard County Endangered List for several years and now the historic house will be preserved. Mr. Dorsey said he spoke to Shawn Gladden, Executive Director of the Howard County Historical Society, and he was not aware that the historic house may be deeded to them, but looks forward to working with the developer throughout the process.

Mr. Reich said the smoke house should remain and the Commission agreed.

Motion: There was no motion. The application was advisory comments and overall the Commission was glad to see the historic house remain as a focal point of the development. The recommendations that were made were to further make the house a focal point.

HPC-17-82 – 3756 Old Columbia Pike/3741 Hamilton Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Nathan Sowers

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant seeks approval and retroactive approval for the following alterations to the property:

- 1) Add gray stone dust to flagstone patio (not retroactive)
- 2) Metal tables (retroactive)
- 3) Fence/barrier between adjoining property consisting of: black aluminum gate, 4x4 pressure treated posts, silver metal chain fencing and pressure treated wood planter box (retroactive)
 - a. The 4x4 posts and chains are proposed to be painted black (not retroactive)
- 4) Blue chip gravel installed on half of courtyard (retroactive)
- 5) Storage shed (retroactive)
- 6) Wood shed/bin (retroactive)



Figure 35 - Aerial view of property

The flagstone patio is full of silt from the July 30, 2016 flood. The Applicant proposes to remove the silt and fill the gap in with gray stone dust (see Figure 36).



Figure 36 - Flagstone patio requiring stone dust



Figure 37 - Outdoor tables

Outdoor seating has been provided with four black power coated tables with self-contained benches. Umbrellas are provided for customer use and vary in color, but are currently a lime green and forest green (see Figure 37).

The application explains that the landscaping barriers (Item 3/Figure 38) was installed to enclose the courtyard for Liquor Board requirements. The planter box was constructed of pressure treated wood and has been planted with evergreen and climbing annual plantings. The gate and fence consist of a black aluminum gate with 4x4 pressure treated wood posts and silver chain serving as a fence line. The Applicant proposes to paint the posts and chain black.

The business, River House Pizza Co., located in this building requires firewood for its operation. The Applicant seeks retroactive approval for the installation of a pressure treated wood shed with an aluminum raised seam roof and flashing. A separate storage shed, constructed of pressure treated wood with an aluminum seam roof and flashing, was installed in the courtyard. The roof, hinges and handles are black. The shed is located on a patio area of the Courtyard that is paved with bluestone gravel. The Applicant seeks retroactive approval for the shed and bluestone gravel (see Figure 39).



Figure 38 - Landscape barrier and fence/gate



Figure 39 - Location of storage shed and wood shed

Staff Comments: While this building is located on Old Columbia Pike, the business is located in the basement level and fronts Hamilton Street/Parking Lot D. This building has no rear yard as both sides of the building are equally used for different purposes and the building is visible from the public right of way on all sides.

The addition of the gray stone dust to the flagstone is an appropriate treatment for the maintenance of the flagstone. The flagstone also requires retroactive approval, as photographs in 2011 show that soil

existed on site (Figure 40 and 41) and the only approval for hardscaping was for a slate walkway in April 2011 (HPC-11-12). This walkway appears to have been enlarged and flagstone used in place of slate. The use of the flagstone complies with Chapter 9.D recommendations, “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.”

The tables are black powder coated metal tables and comply with Chapter 10.C recommendations, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal” and “improve consistency in design throughout the historic district for items such as street lights, traffic signals, public signage, trash receptacles and other street furniture.” These tables are also similar to the tables recently approved and installed at the B&O Plaza. The planter box also complies with these recommendations and is a simple wooden planter box, that has been planted and well cared for over the summer. The planter is a natural wood color, but will weather and currently blends with the other wood outbuildings on site (to be discussed later in this report). The Guidelines do not offer recommendations on umbrellas, but the umbrellas are solid colors that blend in with the site landscaping and do not contain advertisements or signs.

The black metal gate complies with Chapter 9.D recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” and “install open fencing, generally not more than five feet high, of wood or dark metal.” However, the pressure treated posts and chain (whether silver or black), do not comply with these Guidelines. The Commission has approved several black metal fences on properties fronting Parking Lot D, but has been clear that a style different from those is not appropriate. Chapter 9.D recommends against using, “metal fences such as chain link, chicken wire, and expanded metal screening, except in connection with non-historic buildings in locations not visible from a public way.” Staff recommends the pressure treated post and chain be replaced with either a black metal fence in the same style as the gate or a white picket fence to match the existing.

The white picket fence also appears to be an alteration without approval. Photos from 2011 show the fence not existing and then existing in a different location, but the only record in the file for a picket fence was in 2002 where it used to divide the property at 3744 Old Columbia Pike from the neighboring property. The picket style of fencing is a type recommended by Chapter 9.D of the Guidelines.



Figure 40 – June 2011 photo of courtyard space

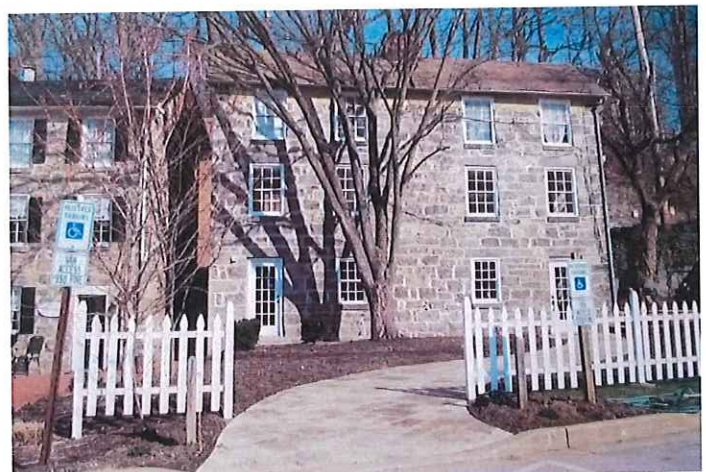


Figure 41 – April 2011 photo

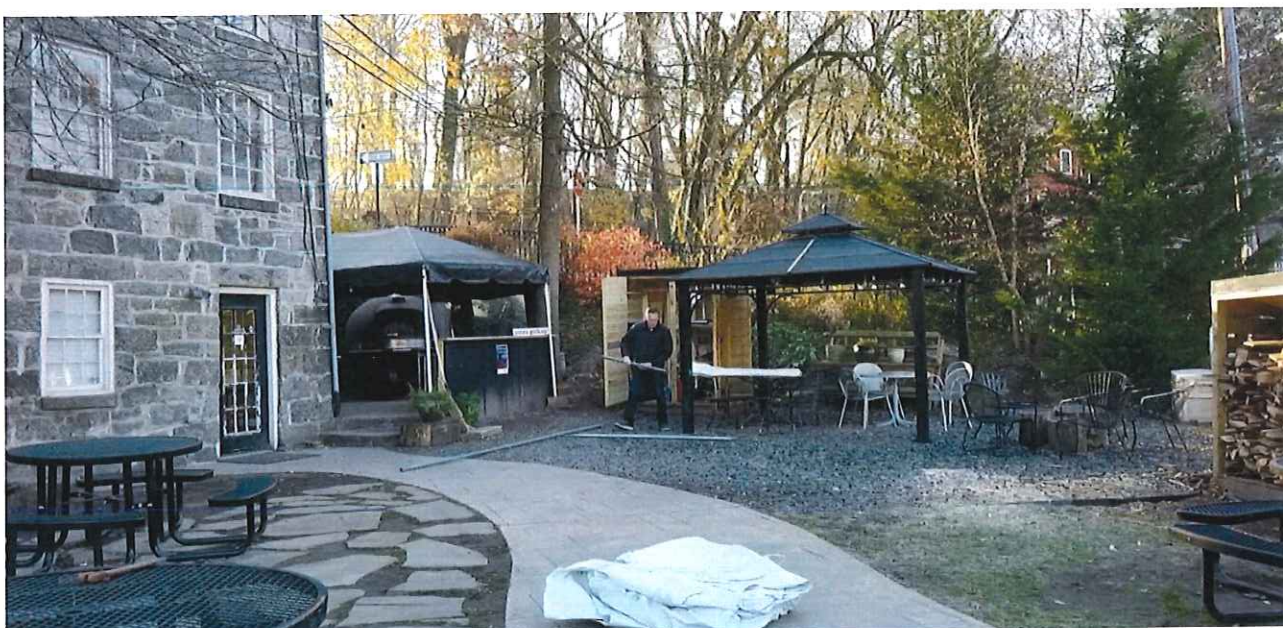


Figure 42 - Sheds and blue gravel

There are two outbuildings the Applicant seeks approval for – the storage shed and the wood shed. The metal pavilion between the two sheds was approved retroactively in 2015 in case HPC-15-69. The sheds are constructed of unpainted wood and have metal roofs. The storage shed is located on the north side of the property, which if one is looking at the rear of the building, is located to the right. The shed is located as far back possible, as the grade gets higher in elevation (the ramp to exit Parking Lot D is located behind this area). The wood shed, visible in Figure 42 and 43, is located on the other side of the pavilion and fronts Parking Lot D. Chapter 7.C of the Guidelines explains “most outbuildings in Ellicott City are of frame construction with painted wood siding...Outbuildings should be located adjacent to a public street or in a front yard only in neighborhoods where there is historic precedent.” There is no clear precedent for storage sheds in this vicinity, but a neighboring structure does contain a larger outbuilding. However, Staff understands that the sheds are needed in order for the business to operate and recommends the wood shed be moved adjacent to the storage shed, so that it is not so highly visible from Parking Lot D.

The blue chip gravel introduces a third hardscaping material in this space (stamped concrete, flagstone, gravel). The Guidelines do not offer recommendations on the use of gravel, but recommend that new terraces or patios visible from a public way be constructed from “brick, stone or concrete pavers designed to look like indigenous stone” and also recommends “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” Staff recommends the blue stone gravel be removed and flagstone be installed, in order to create on cohesive environment which is more compatible with the historic setting.



Figure 43 - Wood shed

There are two existing signs for River House Pizza and ScoopAHHdeedoo ice cream and River House Pizza Co. that have not been approved (see Figures 36 and 44). An application will need to be filed for these signs. There is a rain barrel holding the River House Pizza Co. sign and this rain barrel should be reinstalled in its approved location and connected to a gutter or removed. If it is to remain on-site in the current location as a sign holder, then an application will need to be submitted and approved.



Figure 44- River House Pizza sign

There are two outstanding items that were not included in this application; a tent adjacent to the building and the outdoor pizza oven. The Applicant has been working with the Health Department on a few items and is expected to submit an application to the Commission for approval of a more permanent structure, which is required by the Health Department. At this time, Staff finds the Commission should not make any approvals on the sheds until the more permanent structure is applied for. At the time of this future application, the pizza oven and any other structures, such as the tent, will need to be applied for as these are not considered temporary structures.

Staff Recommendation: Staff recommends Approval of the following items:

- 1) Approval of stone dust.
- 2) Retroactive approval of flagstone and approval to add flagstone in the area currently covered in gravel.
- 3) Retroactive approval of metal tables and umbrellas.
- 4) Approval of black metal gate and black metal fence to replace wood posts and chain.
- 5) Retroactive approval of white picket fence in the existing location.

Staff recommends Denial of:

- 1) Wood post and chain fence.
- 2) Denial of the blue-chip gravel.

Staff recommends withholding approval of the sheds until the remainder of the plan for new construction is brought in, so that the Commission is not piecemeal approving large alterations to this site. Staff recommends the Commission set a deadline for when the new construction should be submitted for approval and recommends the February meeting be the deadline.

Testimony: Mr. Shad swore in Kimberly Kepnes and Nathan Sowers. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Kepnes said the courtyard is a high foot traffic area, making it difficult to keep grass growing, so the area is very muddy. Ms. Kepnes said there is a stamped concrete walkway at River House Pizza before Ms. Kepnes opened her business. Ms. Kepnes said she added the flagstone patio with blue chip gravel to better manage the high foot traffic area but the flagstone is slick when wet. She said that the blue chip gravel has been the most successful ground material and is not very visible in the courtyard, as it is mostly hidden by the fence and parked cars from Parking Lot D. Ms. Kepnes brought gravel material samples to show to the Commission. Ms. Kepnes said the blue chip gravel is very common in the Historic District.

Ms. Kepnes said there are two sections of chain link barriers and she wants to paint them black to match the chain barriers that are connecting the bollards in Parking Lot E. She said the wood shed location is in front of the picket fence to hold all the wood for the oven and explained that the shed was placed strategically for accessibility.

Mr. Shad asked why are the Applicants seeking retroactive approval. Ms. Kepnes said she did not know the items required pre-approval, particularly landscaping and outdoor furnishing. Mr. Shad said the Applicant has come before the Commission many times and knows how to refer to the Guidelines.

Mr. Reich asked the Applicant if the flagstone, gravel, and the shed would remain as-is. Ms. Kepnes said yes, because all the items are natural materials already in use in the District and they enhance the environment. Mr. Reich said Ms. Kepnes said earlier that flagstone was not ideal for high traffic areas. Ms. Kepnes said she would like to remove the excess soil/silt in between the flagstones and replace it with stone dust as the mortar in order to reduce the muddy traction caused by high foot traffic. Ms. Kepnes prefers not to create an impervious surface because water passes through the stone dust.

Ms. Tennor asked if there is enough sunlight to grow grass in the area. Ms. Kepnes said the area is very sunny in the afternoon but it has been difficult to keep grass growing in the area because of the high foot traffic, not because of shade.

Ms. Zoren said she agreed with Staff's comments that the gravel seems unfinished in relation to the rest of the courtyard and presents too many materials. Mr. Reich said the gravel would look better than three different kinds of materials.

Ms. Holmes said the owner of the property did not sign the application which is required. Ms. Kepnes said she will obtain the owner's signature.

Mr. Reich asked about the fence. Ms. Kepnes said she would like to seek approval for the chain link fence and paint the wood posts black. Ms. Kepnes said the link fence is already in use in the Historic District. Ms. Tennor asked about the span in between the two posts. Mr. Sowers said about four to five feet. Ms. Kepnes said the chain link fence is better aesthetically than a gated fence.

Ms. Tennor said the proposed pressure treated lumber is out of character in the Historic District and would not look good even if painted black. Ms. Zoren said the black painted pressure treated lumber will never look like metal bollards, which are found in Parking Lot E, which Ms. Kepnes referred to. Ms. Kepnes asked if the Commission would consider caps for the posts. Ms. Burgess said the other fence in the District were submitted by the Department of Public Works who received approval from the Commission for the bollards, but the chains were not part of their application. Ms. Zoren said the Guidelines stated the chain links are not appropriate. Mr. Taylor said the chains and bollards in the parking lot have traffic safety issues that mitigates some of the Guideline recommendations. Ms. Kepnes asked if the Commission would consider powder coated post and chain or a fence that matches the gate. Mr. Taylor said the Commission has approved black metal fencing in surrounding areas for consistency. This is the option that is most in agreement with the Guidelines. The Commission agreed.

Ms. Zoren said the sheds look nice, but the view of them should be less prominent from the parking lot. Mr. Sowers said the issue is the building does not have a back yard and the existing shed location is the most ideal. Ms. Burgess said the existing wood shed location on the Hamilton Street side is the main entrance to the business. Mr. Roth asked if the view of the wood shed is preferred rather than the parking lot. Ms. Kepnes agreed and said most people on Tongue Row do not feel they are in a parking lot. Mr. Roth had no issues with the shed location.

Mr. Roth asked if a future application is coming. Ms. Kepnes said she will make an application for an addition. Ms. Holmes said in the past the Commission has expressed they do not want to approve items piece by piece, which is why Staff recommended the approval on the sheds wait until the addition is

brought in. Ms. Zoren agreed and said the Commission should review plan details that are cohesive overall and not by piece by piece approval.

Mr. Bruno said either white picket fence with wood posts or a black iron with black chain fence would be in line with the Guidelines. Ms. Holmes said Staff recommendations are consistent with prior approvals.

Ms. Kepnes said she would like to amend the application to remove the post and chain fencing in favor of metal fencing to match the existing gate. Ms. Shad said the details of the fencing should be submitted to Staff for review.

Mr. Roth said the proposed stone dust and bluestone will blend in with surroundings. Ms. Tennor said the color between the flagstones (mortar) will be the color of the fire pit area. Ms. Kepnes said yes and showed the Commission samples.

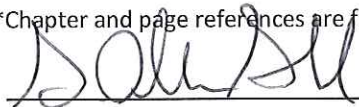
Ms. Kepnes said the Staff recommended the application for the addition to be submitted by February's meeting but she may not be able to meet the timeframe. Mr. Taylor said the motion will address the issue.

Motion: Mr. Reich moved to approve the application per Staff recommendations with the following adjustments:

- 1) The gravel on the right side of the plan can remain.
- 2) The flagstone on the left side of the plan can remain with stone dust as the mortar.
- 3) Retroactive approval of the tables and umbrellas.
- 4) Approval of the black metal gate and posts, actual design to be approved by Staff.
- 5) Further application for the to be submitted at or about February meeting time for the sheds and additional structure on the side of the building. Mr. Roth seconded. The motion was unanimously approved.

Mr. Shad moved to adjourn. Mr. Roth seconded. The motion was unanimously approved and the meeting was adjourned at 9:33 pm.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.


Allan Shad, Chair


Beth Burgess, Executive Secretary


Samantha Holmes, Preservation Planner


Yvette Zhou, Recording Secretary